

MEMORANDUM

June 25, 1987

Taken under advisement:

June 18, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
HOUSING AND DEVELOPMENT
LINDA S. BOURQUE, ASSISTANT DIRECTOR
FOR NEIGHBORHOOD PLANNING AND ZONING
MUHAMMAD ABDUS SABUR, DEPUTY DIRECTOR FOR NEIGHBORHOOD
DEVELOPMENT
ROBERT RUSH, SENIOR PROJECT MANAGER

SUBJECT: DEVELOPMENT PLAN FOR PROPOSED PLANNED DEVELOPMENT AREA
DESIGNATION FOR DOUGLASS PLAZA SITE IN SOUTH END/LOWER
ROXBURY

EXECUTIVE SUMMARY:

This memorandum requests approved of the Development Plan for a Planned Development Area zoning designation for a portion of the property commonly known as Parcel 16 in the South End Urban Renewal Project Area. The Development Plan for the PDA involves the construction of four new brick-clad multi-family residential buildings to include 164 units, and 7,000 square feet of subdividable commercial space. This project will also include 155 parking spaces, 146 of which will be located in an underground garage.

Douglass Plaza Housing Company I Limited Partnership requests approval of a Development Plan for a proposed Planned Development Area (PDA) in order to construct a mixed-income residential project known as Douglass Plaza ("Project"). The proposed PDA would include approximately 97,955 square feet of land bounded on the west by Columbus Avenue, on the east by Tremont Street, on the north by Camden Street, and on the south by a New Street to be constructed over an existing Metropolitan District Commission sewer easement.

In order to proceed with the development of this Project, the legal entity that will hold title to the Project will be the Douglass Plaza Housing Company I Limited Partnership ("Partnership"). The Partnership will be organized as a Massachusetts limited partnership with Douglass Plaza Associates I Limited Partnership as the general partner and the Concord Baptist Church and the Concord Baptist Church Housing and Economic Development Corporation as special limited partners.

The project involves the construction of four new brick-clad multi-family residential buildings around the perimeter of the

site containing a total gross square footage of approximately 237,000 square feet. The project will contain 164 residential units; 122 rental and 42 owner-occupied. These units will be located as follows:

- (i). A seven story building along Columbus Avenue containing approximately 82 rental units and a management office for the Project;
- (ii). A four story building along Tremont Street containing approximately 39 rental units and a superintendent's unit;
- (iii). A four story building along the New Street attached by a fire wall to the building along Tremont Street, containing approximately 33 condominium units;
- (iv). A cluster of approximately nine row-houses along Camden Street, 32 feet in height, each containing a garage and rear garden.

The structures have been designed to reflect the scale, massing and materials found in the 19th century Victorian - era buildings located in the South End/Lower Roxbury neighborhood of Boston.

A minimum of 27% of the rental units will be affordable. SHARP or other subsidy funds will be sought, to make an additional 3% of the rental units, excluding the Superintendent's unit, affordable. In addition, the Partnership has agreed to make 25% of the condominium units available as affordable units utilizing the HOP Program or other subsidies.

In addition to providing much needed new housing, approximately 7,000 square feet of subdividable commercial space will be located on the ground floors of the New Street and Tremont Street buildings. A community building containing a total of approximately 2,500 square feet will be constructed adjacent to an outdoor swimming pool at the center of the site. In addition, a maintenance building of approximately 500 square feet will be constructed in the interior open space. The project will also contain approximately 155 parking spaces, with a minimum of 146 spaces located in an underground garage.

The development of these rental units along with the other project elements of owner-occupied housing, retail and parking, on a presently blighted vacant lot, will have a dramatic impact on the entire Lower Roxbury community. Of particular importance is the Partnership's commitment to providing affordable neighborhood housing in the Project. As evidence of this commitment, the Partnership has agreed to enter into an Affordable Housing Agreement with the Authority prior to the issuance of the initial building permit for the Project.

Furthermore, the Project will generate approximately 450 construction jobs and approximately 52-70 permanent jobs. Prior to final approval of the contract documents, the Partnership has agreed to submit a Boston Residents Construction Employment Plan, an Employment Opportunity Plan and a First Source Agreement.

The total development cost is estimated at approximately \$23,000,000.00. The Partnership has a firm financial commitment from the Massachusetts Housing Finance Agency ("MHFA") for the development of 121 rental units. MHFA has also provided under the State Housing and Rental Program ("SHARP") a stream of income to defray the operating expenses for maintaining 27% of the rental units for low and moderate income residents. In addition, the City of Boston has received a Housing Development Grant "(HDG)" from the Federal Department of Housing and Urban Development to partially finance the construction of the 121 mixed-income rental units. A state Community Development Action Grant will fund the public improvements along the reconstructed Camden Street and the New Street as well as the public plaza at the corner of Tremont Street and New Street to be named Douglass Plaza.

The basic size and ownership requirements for a Planned Development Area have been met; the design review process has resulted in the Development Plan presented today.

We therefore recommend that the Boston Redevelopment Authority approve the Development Plan for the Planned Development Area No. 27 in the South End Urban Renewal Project Area as presented, and authorize the Director to petition the Zoning Commission for a Planned Development Area Subdistrict designation, bounded as described.

VOTED: That in connection with the Development Plan for a portion of the Parcel 16 site in the South End Urban Renewal Project Area presented at a public hearing duly held at the offices of the Authority on June 18, 1987, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area sub-district designation as set forth in the Boston Zoning Code as amended;

and further

VOTED: That pursuant to the provisions of Section 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Plan for a portion of the Parcel 16 site in the South End Urban

Renewal Project Area. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 27 dated June 18, 1987, and in a series of plans listed in Exhibit II of said document; said document and plans shall be on file in the office of the Zoning Department of the Authority;

and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel of land which is the subject of the Development Plan for Planned Development Area No. 27 to execute in the name and on behalf of the Authority a Cooperation Agreement, a Transportation Access Plan Agreement, an Affordable Housing Agreement, and a Land Disposition Agreement requiring:

- (i) that at least 27% of the rental units be affordable;
- (ii) that an additional 3% of the rental units, excluding the superintendent's unit, shall be affordable in the event that SHARP or other subsidy funds become available; and
- (iii) that 25% of the condominium units shall be available as affordable units utilizing the HOP Program or other subsidies;

and any other documents required by the Cooperation Agreement all in the Authority's usual form with the developer of said Planned Development Area; and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan;

and further

VOTED: That in reference to petition(s) to be brought before the Board of Appeal by Douglass Plaza Housing Company I Limited Partnership, for exceptions as listed in the Development Plan for Planned Development Area No. 27 which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Zoning Commission will have adopted a Map Amendment designating the land involved as a Planned Development Area, and provided, further, that final plans be submitted to the authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority and with said Development Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the

exceptions requested are in conformity with said Development Plan.

APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF A PORTION OF PARCEL 16
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1960, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Douglas Plaza Housing Company, a Limited Partnership has acquired an interest in and has submitted a satisfactory proposal for the development of a portion of Disposition Parcel 16 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 20B, Sections 21 through 23 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Douglas Plaza Housing Company, a Limited Partnership be and hereby is finally designated as Subrecipient of a portion of Parcel 16 in the South End Urban Renewal area;
2. That it is hereby determined that Douglas Plaza Housing Company, a Limited Partnership possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area;
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment;
4. That the Design Development Drawings and Specifications submitted by Douglas Plaza Housing Company, a Limited Partnership for the development of Parcel 16 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

*Doc #4919
adopted
6/25/87*

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF DOUGLASS PLAZA HOUSING COMPANY I
LIMITED PARTNERSHIP
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF A PORTION OF PARCEL 16
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Douglass Plaza Housing Company I Limited Partnership has expressed an interest in and has submitted a satisfactory proposal for the development of a portion of Disposition Parcel 16 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Douglass Plaza Housing Company I Limited Partnership be and hereby is finally designated as Redeveloper(s) of a portion of Parcel 16 in the South End Urban Renewal Area.
2. That it is hereby determined that Douglass Plaza Housing Company I Limited Partnership possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Design Development Drawings and Specifications submitted by Douglass Plaza Housing Company I Limited Partnership for the development of Parcel 16 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed a portion of conveying Parcel 16 (approximately 97,955) to Douglass Plaza Housing Company I Limited Partnership, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

ARCHITECT: The architect for Douglass Plaza is ABB, Inc. incorporated in Connecticut ("ABB").

DESCRIPTION OF PLANNED DEVELOPMENT: The project is a vacant parcel of land consisting of approximately 1.25 acres located in the South End/Lower South End neighborhood of Boston. The site is bounded on the west by Columbus Avenue, on the east by Tremont Street, on the north by Cedar Street, and on the south by a new street to be constructed over an existing Metropolitan District Commission water tunnel. Located opposite Columbus Avenue from the Carter Playground and the new South End Corridor MBTA subway line, the parcel is approximately one-half of Parcel 16 of the South End Urban Renewal Project Area. The legal description of the site and survey plan are attached hereto as Exhibit I. Hereinafter, the site mentioned above, and more particularly defined in Exhibit I herein, will be referred to as the "Site".

LOCATION AND APPEARANCE OF PROPOSED: The location and appearance of the proposed development will be as depicted on a plan entitled "Plan of Douglass Plaza" dated May 2, 1981, prepared by ABB, incorporated in Connecticut, and on additional drawings filed in Exhibit II hereto.

The Douglass Plaza development consists of ten residential buildings flanking the development site and community buildings in a landscaped garden at the center. Each of the buildings has been designed to reflect the scale, texture and materials found in the 19th century Victorian-style buildings located in the South End neighborhood.

BOSTON REDEVELOPMENT AUTHORITY

JUNE 18, 1987

DEVELOPMENT PLAN
for

Planned Development Area No. 27
Bounded by Tremont Street, Camden Street,
Columbus Avenue, and a New Street
Portion of Parcel 16, South End Urban Renewal Project Area
Douglass Plaza Housing Company I Limited
Partnership, Developer

DEVELOPER: The proponent of the Douglass Plaza project is Douglass Plaza Housing Company I Limited Partnership, a Massachusetts limited partnership to be formed with Douglass Plaza Associates I Limited Partnership as the general partner and Concord Baptist Church and Concord Baptist Church Housing and Economic Development Corporation as special limited partners or equivalent.

ARCHITECT: The architect for Douglass Plaza is ADD, Incorporated of Cambridge ("ADD").

DESCRIPTION OF PLANNED DEVELOPMENT AREA: The project site is a vacant parcel of land consisting of approximately 2.25 acres located in the South End/Lower Roxbury neighborhood of Boston. The site is bounded on the west by Columbus Avenue, on the east by Tremont Street, on the north by Camden Street, and on the south by a new street to be constructed over an existing Metropolitan District Commission sewer easement. Located opposite Columbus Avenue from the Carter Playground and the new Southwest Corridor MBTA subway line, the parcel is approximately one-half of Parcel 16 of the South End Urban Renewal Project Area. The legal description of the site and survey plan are attached hereto as Exhibit I. Hereinafter, the site described above, and more particularly described in Exhibit I hereto, will be referred to as the "Site".

LOCATION AND APPEARANCE OF STRUCTURES: The location and appearance of the proposed structures will be as depicted on a plan entitled "Plan of Douglass Plaza" dated May 7, 1987 prepared by ADD, Incorporated of Cambridge, and on additional drawings listed in Exhibit II hereto.

The Douglass Plaza development contains four residential buildings ringing the development site and community buildings in a landscaped garden at the center. Each of the buildings has been designed to reflect the scale, massing and materials found in the 19th century Victorian-era buildings located in the South End neighborhood.

The largest building, containing 82 rental apartment units and a management office, is located along Columbus Avenue. All nine of the three-bedroom floor-through apartment units on the ground floor will be entered through a private recessed doorway in order to encourage an active pedestrian presence in the area. Seven stories in height, the building is topped by a shingled mansard roofline with dormer windows at the uppermost stories to lower the apparent scale of the building. The front brick-clad facade is highlighted by evenly-spaced rows of bay windows, detailed cornices at the 5th and 6th floors, aluminum frame insulated thermopane windows and a classic columned center entrance.

Following the traditional design pattern of the Columbus Avenue building, the other buildings on the site reflect many of the same building elements. The four-story Tremont and New Street buildings, which join opposite the public plaza located at the corner of Tremont and New Street forming a single crescent-shaped elevation, also feature mansard rooflines, bay windows, detailed cornices and individual entryways for the ground floor units. A commercial appearance complements the commercial space located on the ground floor. This is accomplished by recessing the ground floor space behind an arched "arcade" and breaking the mansard roof with a straight four story facade capped by a brick or formed concrete cornice atop.

The Camden Street building carries through the traditional building elements of the seven and four story structures on a smaller scale more representative of the rowhouses found in the South End or Bay Village neighborhoods. Each unit is entered through an individual recessed stooped entryway and is capped by a shingled mansard roof punctuated by dormer windows. The front facades are highlighted by detailed lintels and window sills, panelled doorways leading into the garages, and period lighting.

A community building, located at the center of the site atop the parking garage and adjacent to the landscaped interior garden and swimming pool, is distinguished from the other structures on the site both by its small size (2,500 square feet) and by the exterior materials (wood shingle and clapboard) to be incorporated in its design. In addition, a maintenance building of approximately 500 square feet will be constructed in the interior open space. The community building will be topped by a sloping gabled roof and highlighted by large picture windows opening to the pool terrace and central garden.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT AND USE ALLOCATION:

The development proposed for the site is to consist of approximately 164 residential units including a superintendent's unit (approximately 51 one-bedroom units, approximately 90 two-bedroom units, and approximately 23 three-bedroom units.) These units are to be located as follows:

- (i). A seven story building along Columbus Avenue containing approximately 82 rental units and a management office for the development;

(ii). A four story building along Tremont Street, containing approximately 39 rental units and a superintendent's unit;

(iii). A four story building along the New Street attached by a fire-wall to the building along Tremont Street, containing approximately 33 condominium units;

(iv). A cluster of approximately nine rowhouses along Camden Street, 32 feet in height, each containing a garage and rear garden;

(v). Approximately 7,000 square feet of ground floor commercial space;

(vi). An underground garage containing approximately 146 parking spaces, a number of which (approximately 7-16 spaces) will be reserved for neighborhood residents. The garage may be expanded by 5% as provided below.

(vii). A Community building in the center of the site constructed atop the underground garage structure containing a function room, exercise room, men's and women's changing rooms, and sauna(s). Likewise, a maintenance building will be constructed in the interior open space. An outdoor swimming pool with terrace will be located adjacent to the community building.

Copies of the Site Development Plan, Building Elevations and Floor Plans are attached hereto as Exhibit III.

Hereafter, the foregoing construction will be referred to as the "Development". Developer presently intends to consult with the Boston Redevelopment Authority ("Authority") and the neighborhood as to whether an increase in the Development to add 6 parking spaces is appropriate, if so, Developer may increase the number of parking spaces by up to 5% upon the approval of the Authority. If such change is made, it shall not constitute a change in the Development Plan.

ESTIMATED CONSTRUCTION TIME: Commencement of construction is anticipated in August, 1987 with completion of the project approximately 20 months later. Both the rental and condominium components of the development will be constructed as a unified whole, with site preparation and foundation construction estimated at four to six months, depending on the true underground conditions.

PROJECTED NUMBER OF EMPLOYEES: The Development will employ approximately 450 workers during the construction phase and approximately 52-70 full and part-time workers upon completion of the development and leasing of the commercial space. The Developer shall submit to the Mayor's Office of Jobs and Community Services prior to the issuance of the initial building permit for the Development a Boston Resident Construction Employment Plan,

an Employment Opportunity Plan and a First Source Agreement, in accordance with the Mayor's Executive Order of July 12, 1985 and Chapter 12 as amended by Chapter 17 of the Ordinances of 1986.

FAIR HOUSING PLAN: The Developer shall submit an Equal Opportunity Affirmative Fair Marketing Plan for the rental units in accordance with the guidelines of the Massachusetts Housing Finance Agency and the City of Boston Fair Housing and Employment Plan and shall also submit a Fair Housing Plan for the sale of the condominium units within the Development to the Authority prior to the issuance of the initial building permit for the Development. The Developer is not the subject of any outstanding Equal Opportunity/Fair Housing Complaints.

AFFORDABLE HOUSING: The Developer has agreed to enter into an Affordable Housing Agreement or Land Disposition Agreement with the Authority prior to the issuance of the initial building permit for the Development. Said agreement or agreements shall contain the following provisions:

- (a) A minimum of Twenty-seven percent (27%) of the rental units shall be affordable to households with incomes below 80% of the S.M.S.A.;
- (b) Developer agrees that an additional three percent (3%) of the rental units, excluding the superintendent's unit, shall be affordable as aforesaid in the event that SHARP or other subsidy funds become available; and
- (c) Twenty-five percent (25%) of the condominium units shall be available as affordable as aforesaid units utilizing the HOP Program or other subsidies.

BUILDING DIMENSIONS: The buildings to be constructed on the Site shall have the following dimensions:

Building	Length (in feet)	Depth (in feet)	Height (in feet)
Columbus Avenue	270	60	69
Camden Street	163	40	32
Tremont Street	227.5	60	40
New Street	138	60	40
Community Building	50	50	30

The building dimensions shall in any event conform with the approved Revised Schematic Design Drawings listed in Exhibit II hereto as modified in the course of final design review.

TRANSPORTATION ACCESS PLAN: The Developer shall enter into a Transportation Access Plan Agreement with the Authority and the City of Boston prior to the issuance of the initial building permit for the Development to provide adequate measures to mitigate transportation impacts from the development.

PROPOSED TRAFFIC CIRCULATION: Access to and egress from the Site is shown in the Site Plan. Both the traffic circulation internally and externally to the Site and the mitigation of the impacts of projected traffic generated by the Development on the adjacent streets shall be set forth in the Transportation Access Plan Agreement.

PARKING AND LOADING FACILITIES: A total of 155 on-site parking spaces are currently planned for the Development, 9 of which will be located in garages beneath the rowhouse units in the Camden Street building and 146 of which will be located in an underground garage beneath the Columbus Avenue, Tremont Street, New Street, and Community buildings with an entrance and exit from Camden Street. The spaces will be divided among the uses as follows: 9 spaces for the 9 units in the Camden Street building; 106 for the 122 units in the Columbus Avenue and Tremont Street buildings; and 24-33 spaces for the 33 units in the New Street building. Approximately 7-13 spaces within the garage will be reserved for neighborhood residents. Even if only 24 spaces are provided for the New Street Building, the parking ratio of spaces to units would be .84 to 1, substantially exceeding the expected need as set forth in the draft Transportation Access Plan. In that event, additional parking for neighborhood residents may be provided. No on-site parking spaces or loading facilities will be provided for the commercial space; however, metered street parking and loading zones are suggested along Tremont Street and the New Street.

ACCESS TO PUBLIC TRANSPORTATION: Access to public transportation in the area is excellent. The Site is located opposite the recently completed Southwest Corridor MBTA subway line, and is two blocks to the north of the Ruggles Street Station and is two blocks south of the Massachusetts Avenue Station servicing that line. In addition, MBTA bus routes run along Massachusetts Avenue and Tremont Street.

OPEN SPACES AND LANDSCAPING: Along the outside perimeter of the development site, brick bordered sidewalks and street trees have been placed along Columbus Avenue and Tremont Street. Additional sidewalks, street trees and lighting will be provided by the City of Boston along the reconstructed Camden Street and the New Street and funded by a \$966,700 state Community Development Action Grant. The scope of work funded by the CDAG grant also includes the construction of a public plaza at the corner of Tremont Street and New Street to be named Douglass Plaza. It will be attractively landscaped and highlighted by a sculpture or other public art work.

Landscaped gardens will buffer the perimeter of the Site in front of each of the four residential buildings. A variety of shrubbery, ground cover, and tree plantings set in these gardens will provide a sense of tranquility separating the Development from the surrounding urban context.

The interior of the development site will be devoted to an outdoor pool with adjacent sun terrace, walkways linking the buildings on the site with the community building and each other, a service and fire lane, and a garden highlighted by substantial tree plantings, grassed areas, and formal flower beds providing all of the residents of the Development with a significant green area rarely found in an urban setting.

ENVIRONMENTAL REVIEW: A 21E site evaluation report of the Site has been completed by the Geotechnical Consultants of North Andover. No evidence of a discharge of hazardous materials was found. The Secretary of Environmental Affairs for the Commonwealth has reaffirmed an earlier ruling as it relates to the current design that the project does not require the filing of an Environmental Impact Report.

COMPLIANCE WITH APPROVED DRAWINGS: Developer will construct the Development in accordance with the Revised Schematic Design Drawings for the Development, more specifically described on an Exhibit II to this plan. The Development shall be subject to on-going design review through the contract document stage of design.

DESIGN REVIEW PROCEDURES: The Revised Schematic Design Drawings listed in Exhibit II hereto have been approved by the Authority. The design and dimensional requirements of the proposed development as approved in the Revised Schematic Design Drawings may be subject to minor modification as the result of continuing development review. Design Development Drawings, and Final Working Drawings and Specification approved by the Authority shall be conclusively deemed to be in conformity with this Development Plan.

PROPOSED USES: The site is currently located in an M-1 Industrial District. The primary use of the development site will be for multi-family residential dwellings (Section 8-7 Use Item 7 - Conditional, under the Boston Zoning Code). A management office accessory to the residential uses will be located on the ground floor of the Columbus Avenue building (Section 8-7 Use Item 85). Community Buildings containing a maintenance room, function room, exercise room, and men's and women's changing rooms will also be erected (Section 8-7 Use Item 29-Conditional), adjacent to an outdoor swimming pool with sun terrace (Section 8-7 Use Item 72A - Allowed). In addition, approximately 7,000 square feet of subdividable commercial space will be located on the ground floors of the Tremont Street and New Street buildings. A 146-space parking garage will be constructed beneath the Tremont Street, New Street, Columbus Avenue and, Community Buildings (Section 8-7 Use Item 59 - Conditional). Zoning relief required for the uses referred to above is set forth hereinafter.

ZONING: The Site is presently zoned as an M-1 Industrial District. The Site is expected to be designated as a Planned Development Area or "D" Overlay District. Permits for all conditional uses under Section 6-1 and Exceptions from Section 15, 16, 18, 21, and 23 of the Boston Zoning Code and any other exceptions required by the City of Boston Inspectional Services Division will be requested as set forth in Exhibit IV attached hereto.

DENSITY: The FAR for all of the buildings to be located on the development site to the development site as a whole is 2.42 as set forth in Exhibit V attached hereto.

1. The Authority will petition the Board of Aldermen of the City of Boston on behalf of the Applicant to designate as a Planned Development Area ("PDA") the land in said City generally bounded by Tremont Street to the east, Columbus Avenue to the west, a new street to be constructed over an existing Metropolitan District Commission sewer tunnel to the south, and by Camden Street to the north (the "Lotus").

2. The Applicant will, pursuant to Section 12 of this Agreement, proceed with the planning and design for the Lotus in a manner consistent with the development concept, land uses and density contemplated in the Development Plan for Planned Development Area No. 17 (the "Plan") approved by vote of the Authority on June 18, 1987 (the "Vote") after notice and public hearings at its meeting held on June 18, 1987. A certified copy of the Vote is attached hereto as Exhibit A together with a copy of the Plan.

3. The Applicant has contracted with AED, Incorporated of Cambridge or architects ("Architect") to provide drawings and specifications for the Project to be constructed in accordance with the Plan.

4. The Applicant and the Authority hereby agree that the development review process required by the Plan to be approved by the parties shall be as set forth in "Development Review Procedures", ISA, 1987, revised 1987 ("Design Review Process").

5. The Applicant shall submit a transportation access plan to the Commissioner of Transportation and the Director of the Authority. The transportation access plan shall identify transportation, traffic, and parking impacts and specify mitigation measures that are satisfactory to the Commissioner of Transportation and the Director of the Authority.

COOPERATION AGREEMENT

FOR

PLANNED DEVELOPMENT AREA NO. 27

AGREEMENT made as of the _____ day of _____, 1987, by and between the BOSTON REDEVELOPMENT AUTHORITY (the "Authority") and DOUGLASS PLAZA HOUSING COMPANY I LIMITED PARTNERSHIP, a Massachusetts limited partnership (the "Applicant").

WITNESSETH, that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. The Authority will petition the Zoning Commission of the City of Boston on behalf of the Applicant to designate as a Planned Development Area ("PDA") the land in said City generally bounded by Tremont Street to the east, Columbus Avenue to the west, a new street to be constructed over an existing Metropolitan District Commission sewer easement to the south, and by Camden Street to the north (the "Locus").

2. The Applicant will, subject to Section 12 of this Agreement, proceed with the planning and design for the Locus in a manner consistent with the development concept, land uses and density contemplated in the Development Plan for Planned Development Area No. 27 (the "Plan") approved by vote of the Authority on June 18, 1987 (the "Vote") after notice and public hearings at its meeting held on June 18, 1987. A certified copy of the Vote is attached hereto as Exhibit A together with a copy of the Plan.

3. The Applicant has contracted with ADD, Incorporated of Cambridge as architects ("Architect") to provide drawings and specifications for the Project to be constructed in accordance with the Plan.

4. The Applicant and the Authority hereby agree that the development review process required by the Plan to be observed by the parties shall be as set forth in "Development Review Procedures", BRA, 1985, revised 1986 ("Design Review Process").

5. The Applicant shall submit a transportation access plan to the Commissioner of Transportation and the Director of the Authority. The transportation access plan will identify construction, traffic, and parking impacts and specify mitigating measures that are satisfactory to the Commissioner of Transportation and the Director of the Authority.

6. Prior to the issuance of any building permit for the Project, the Applicant, the Authority, and the City of Boston shall enter into a Transportation Access Plan Agreement that obligates the Applicant to implement measures to mitigate the construction, traffic, and parking impacts of the Project to be constructed in accordance with the Plan.

7. Prior to the issuance of any building permit for the Project, the Applicant and the Authority shall enter into an Affordable Housing Agreement or a Land Disposition Agreement with the Authority that sets forth the Applicant's proposed implementation program to create affordable housing on the Locus. Such obligation to create affordable housing on the Locus shall include the following provisions:

- (a) Twenty-seven percent (27%) of the rental units shall be affordable;
- (b) Applicant agrees that an additional three percent (3%) of the rental units, excluding the superintendent's unit, shall be affordable in the event that SHARP or other subsidy funds become available;
- (c) Twenty-five percent (25%) of the condominium units shall be available as affordable units utilizing the HOP Program or other subsidies; and
- (d) All such affordable housing units shall meet the then Minimum Property Standards promulgated by the United States Department of Housing and Urban Development (HUD), to the extent such Minimum Property Standards (MPS) relate to construction quality and size of units.

8. The Authority acknowledges that the Applicant has received conditional approval of the Design Development Drawings. The Applicant acknowledges that the proposal requires review and approval by the Authority of Final Construction Drawings, as outlined in the Authority's Development Review Procedures.

9. The Applicant represents to the Authority that pre-construction site work for the Project is scheduled to be completed within six (6) months after acquisition of the Locus from the Authority and that construction in accordance with the Plan will require approximately fourteen (14) additional months. Accordingly, subject to intervening circumstances which might arise, the Applicant expects that the Project will be initially occupied and placed in operation within twenty (20) months after acquisition of the Locus from the Authority.

10. The Authority will informally advise and will actively cooperate with and publicly support the Applicant's efforts in obtaining from the appropriate municipal, state and federal bodies and agencies all such permits, licenses and approvals, and exceptions, variances, and other deviations from the normal

application of the applicable zoning and building codes and other ordinances and statutes which may be necessary in order to carry out development of the Project in the most expeditious and reasonable manner. The Authority shall also cooperate fully in any amendment processes necessitated as a result of the refinement of the drawings and specifications developed during the Design Review Process.

11. The Authority agrees to look solely to the Applicant's interest in the Project or to that of its successors and assigns, as the case may be, for any claim against the Applicant or its successors and assigns arising under this Agreement or in connection with such Project. Neither the Applicant nor any trustee, beneficiary, partner, venturer, stockholder, manager, officer, director, agent or employee of the Applicant or its successors and assigns shall ever be personally liable under this Agreement; nor shall it or they ever be answerable or liable in any equitable proceeding or order beyond the extent of its or their interest in the Project.

12. If, in the future, the Applicant shall, in its reasonable judgment, determine that it has become infeasible to proceed with the whole or any portion of the approved Plan, then in such case and after substantiation by the Applicant of the reasons for not being able to proceed, the Authority shall cooperate with the Applicant to modify, alter or amend its approval of the Plan in order to allow the Applicant the opportunity to reasonably develop the land.

13. The Applicant shall submit a plan, to be known as a Boston Residents Construction Employment Plan to the Director of the Authority which plan shall set forth in detail the Applicant's plans to ensure that its general contractor, and those engaged by said general contractor for construction of the proposed development on the Locus on a craft by craft basis, meet the following Boston Residents Construction Employment Standards: (1) at least 50 percent of the total employee workerhours in each trade shall be by bonafide Boston residents; (2) at least 25 percent of the total employee workerhours in each trade shall be by minorities; and (3) at least 10 percent of the total employee workerhours in each trade shall be by women. The Applicant shall include in the plan provisions for monitoring, compliance and sanctions. The Applicant shall submit the plan to the Director of the Authority prior to issuance of a building permit for the first building to be rehabilitated. For purposes of this Section 13, workerhours shall include, without limitation, on-the-job-training and apprenticeship positions.

14. The Applicant shall formulate an Employment Opportunity Plan which shall provide for the Applicant's good faith efforts to achieve a goal that 50 percent of the permanent employment opportunities created by the Project shall be made available to Boston residents, including residents affected by the proposed development on the Locus. The Applicant shall submit the plan to the Director of the Authority prior to issuance of a building permit for the first building to be rehabilitated on the Locus.

15. The Applicant shall formulate an Affirmative Marketing Plan which complies with the City of Boston Fair Housing and Employment Plan and shall submit said Affirmative Marketing Plan to the Director of the Authority prior to the issuance of any building permit for the Project.

16. This Agreement shall be binding upon the successors and assigns of the Applicant and the Authority.

17. Each and every covenant and agreement contained in this Agreement is and shall be construed to be a separate and independent covenant and agreement. If any term or provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid and unenforceable, the remainder of this Agreement or the application of such term to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

IN WITNESS WHEREOF the parties have caused this instrument to be executed in their behalf by their respective representatives thereunto duly authorized as of the day and year first above set forth.

WITNESS:

BOSTON REDEVELOPMENT AUTHORITY

By: _____

Stephen Coyle, Director
Hereunto Duly Authorized

WITNESS:

DOUGLASS PLAZA HOUSING COMPANY I
LIMITED PARTNERSHIP

By: _____

Richard L. Taylor, General
Partner
Hereunto Duly Authorized

Approved as to form:

Chief General Counsel
Boston Redevelopment Authority

CULLINAN ENGINEERING CO., INC.

AUBURN · BOSTON, MASSACHUSETTS

LEGAL DESCRIPTION

Boston Redevelopment Authority

May 5, 1987

A certain parcel of land situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, being more particularly bounded and described as follows:

Beginning at the intersection of the southeasterly line of Columbus Avenue and the southwesterly line of Camden Street;

THENCE running S 47° 56' 00" E, along said southwesterly line of Camden Street, a distance of 391.17 feet, to the northwesterly line of Tremont Street;

THENCE running S 53° 54' 20" W, along said northwesterly line of Tremont Street, a distance of 199.78 feet, to a point on the northerly line of an existing Metropolitan District Commission Sewer Easement;

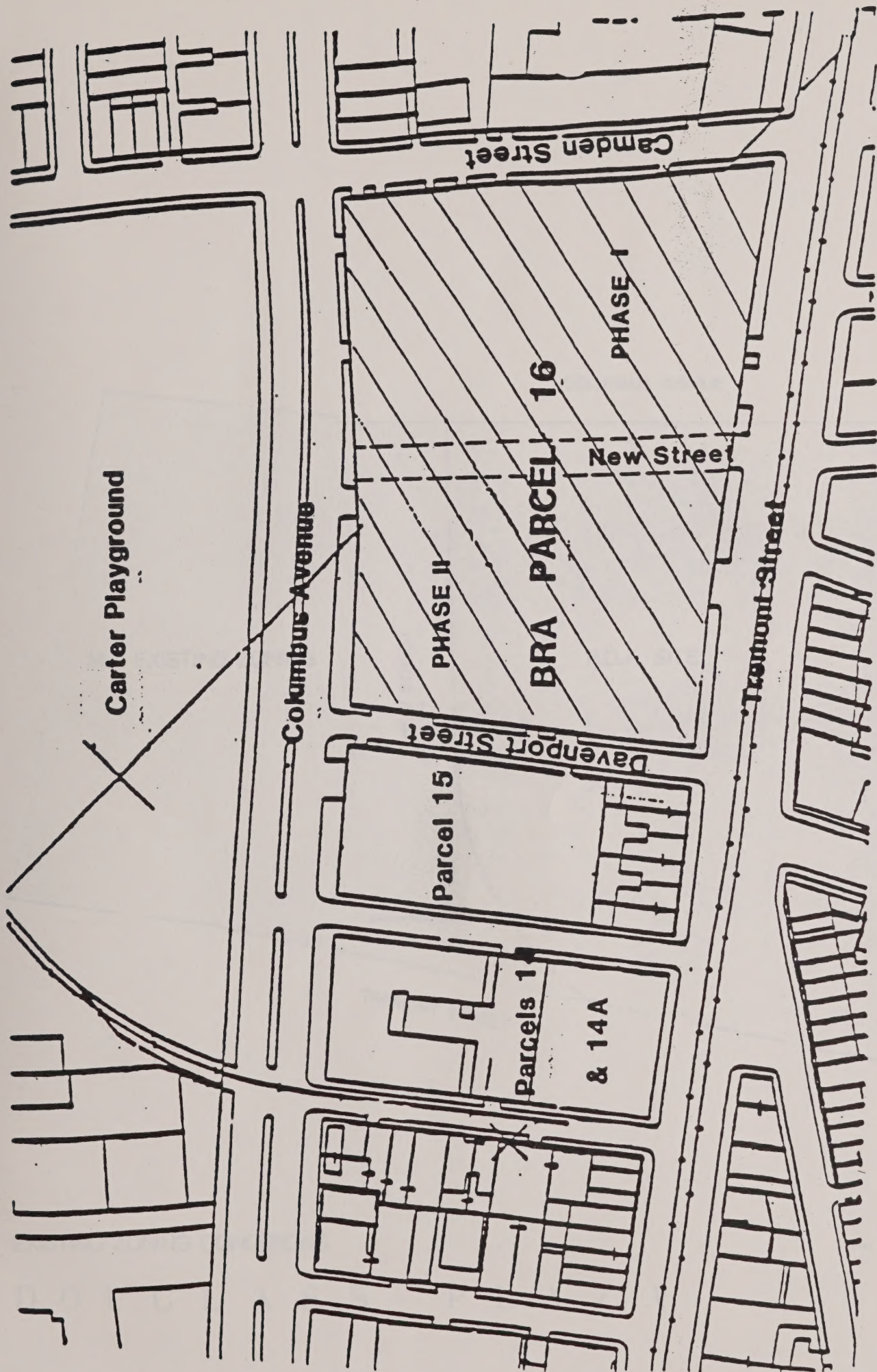
THENCE running northwesterly along said northerly line of said easement, on a curve to the right having a radius of 190.00 feet, an arc distance of 180.77 feet, to a point of curvature;

THENCE running N 48° 55' 50" W, through land of Boston Redevelopment Authority, a distance of 197.83 feet, to a point on the aforesaid southeasterly line of Columbus Avenue;

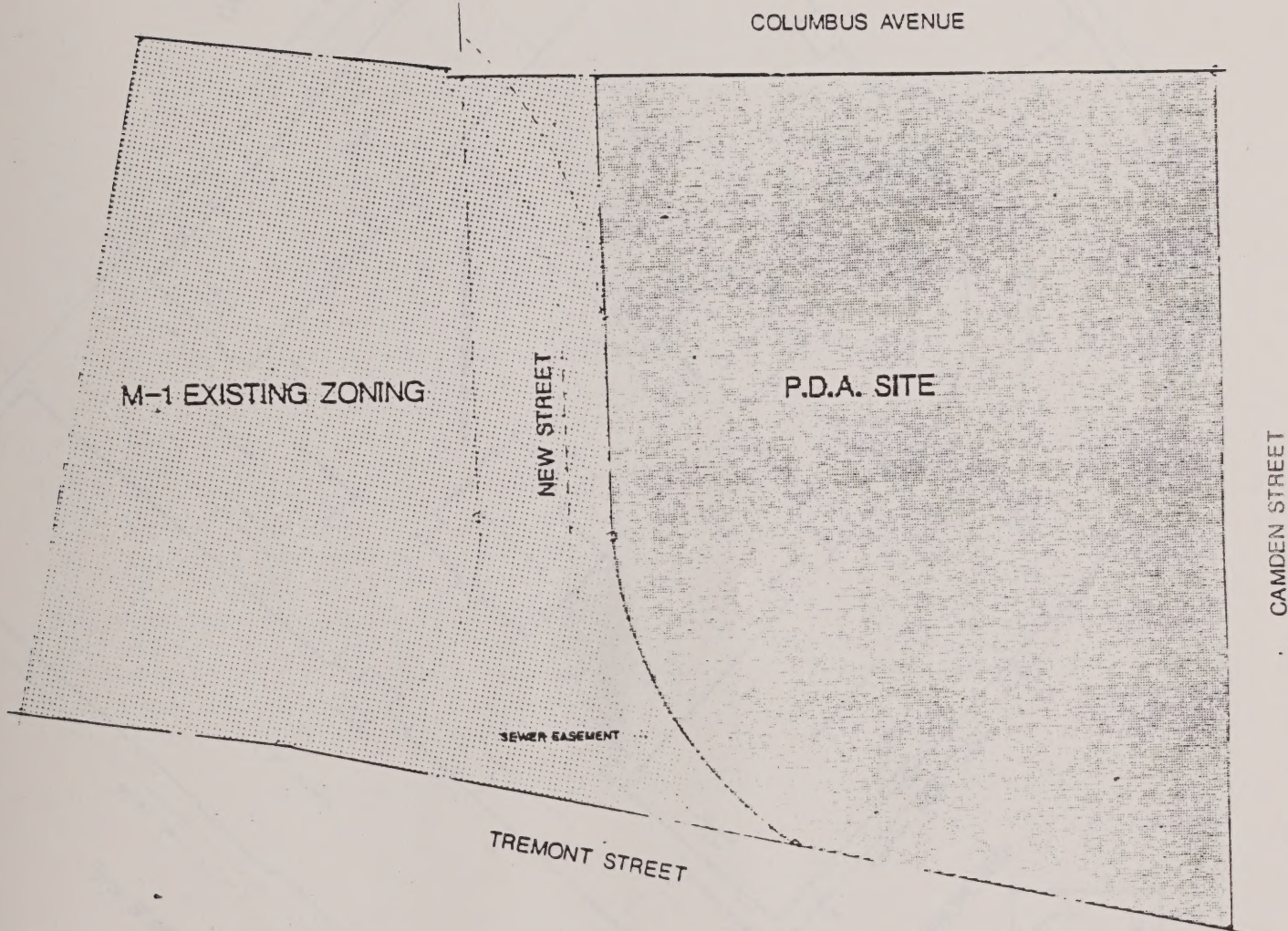
THENCE running N 42° 15' 07" E, along said southeasterly line of Columbus Avenue, a distance of 281.35 feet, to the point of beginning.

The above parcel contains 97,955 square feet, more or less and is shown on a plan by Cullinan Engineering Co., Inc., Auburn, Boston, MA, to be recorded herewith.





PARCEL 16 OWNERSHIP AND PHASING



EXISTING ZONING CONDITIONS

MAY 5, 1987

DOUGLASS PLAZA



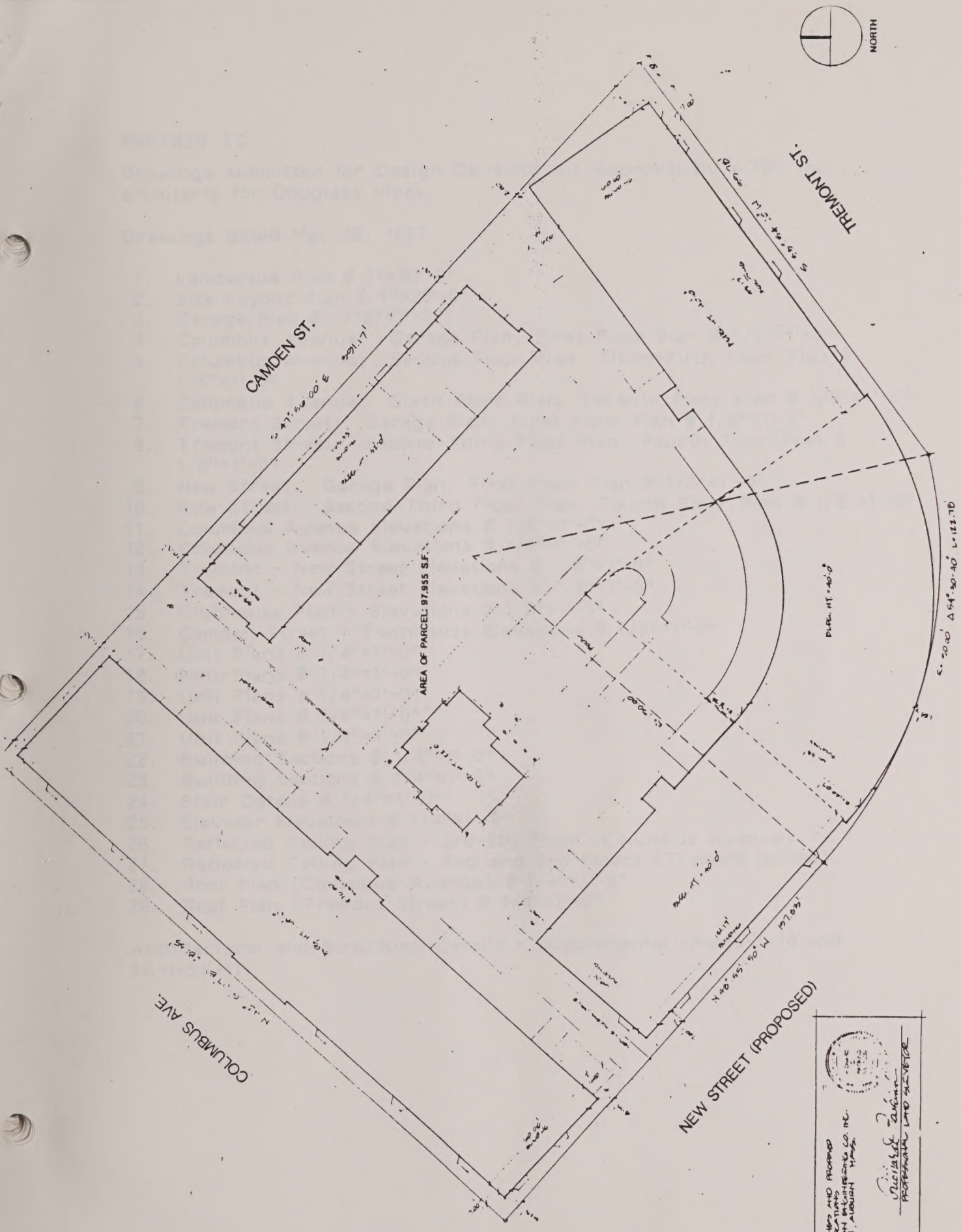


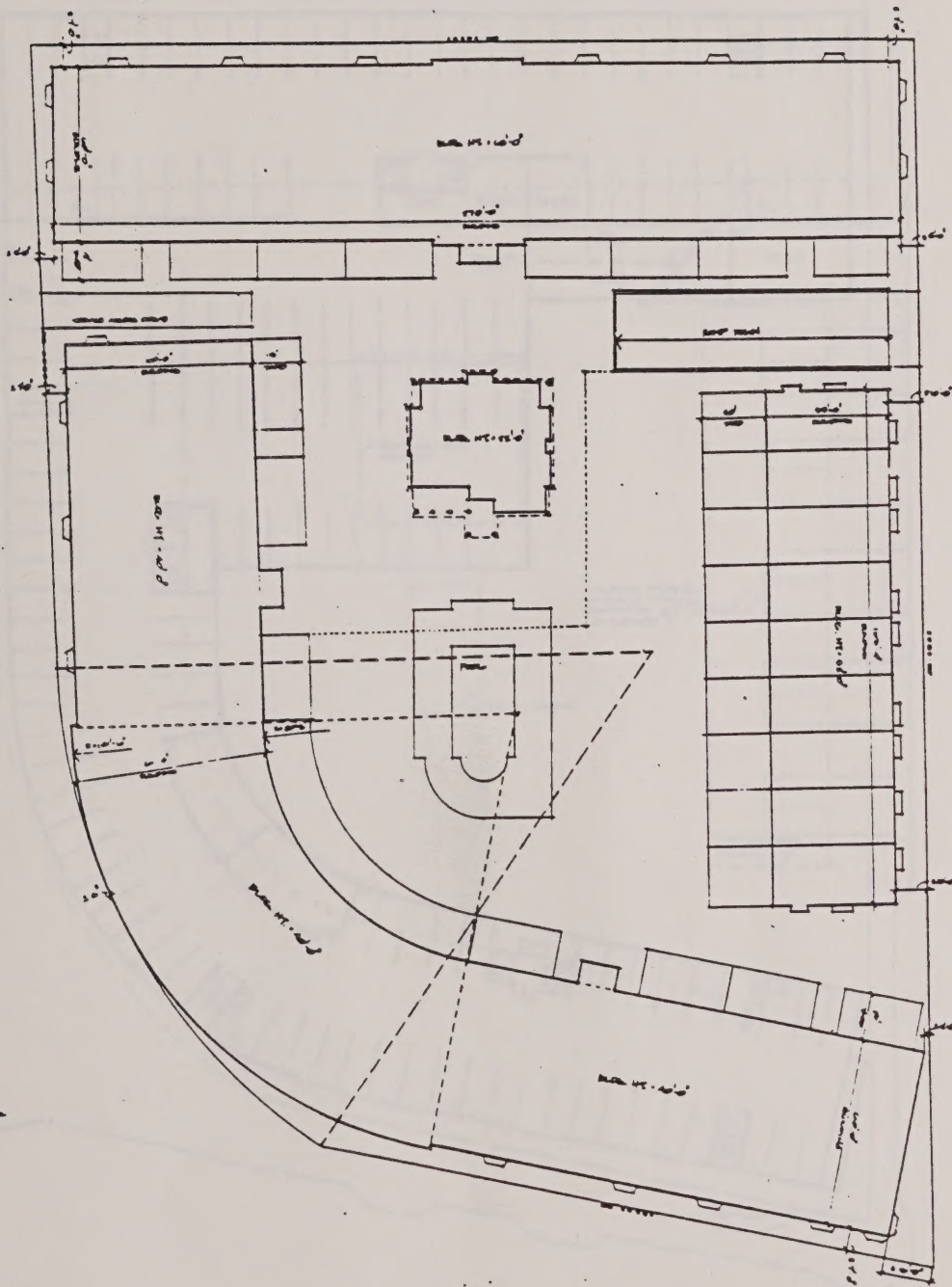
EXHIBIT II

Drawings submitted for Design Development Approval by ADD, Inc., architects for Douglass Plaza.

Drawings dated May 28, 1987

1. Landscape Plan @ 1"=20'-0"
2. Site Layout Plan @ 1"=20'-0"
3. Garage Plan @ 1/16"=1'-0"
4. Columbus Avenue: Garage Plan, First Floor Plan @ 1/8"=1'-0"
5. Columbus Avenue: Second Floor Plan, Third-Fifth Floor Plan @ 1/8"=1'-0"
6. Columbus Avenue: Sixth Floor Plan, Seventh Floor Plan @ 1/8"=1'-0"
7. Tremont Street: Garage Plan, First Floor Plan @ 1/8"=1'-0"
8. Tremont Street: Second-Third Floor Plan, Fourth Floor Plan @ 1/8"=1'-0"
9. New Street: Garage Plan, First Floor Plan @ 1/8"=1'-0"
10. New Street: Second-Third Floor Plan, Fourth Floor Plan @ 1/8"=1'-0"
11. Columbus Avenue Elevations @ 1/8"=1'-0"
12. Columbus Avenue Elevations @ 1/8"=1'-0"
13. Tremont - New Street Elevations @ 1/8"=1'-0"
14. Tremont - New Street Elevations @ 1/8"=1'-0"
15. Clubhouse Plan - Elevations @ 1/8"=1'-0"
16. Camden Street - Townhouse Elevations @ 1/8"=1'-0"
17. Unit Plans @ 1/4"=1'-0"
18. Unit Plans @ 1/4"=1'-0"
19. Unit Plans @ 1/4"=1'-0"
20. Unit Plans @ 1/4"=1'-0"
21. Unit Plans @ 1/4"=1'-0"
22. Building Sections @ 1/4"=1'-0"
23. Building Sections @ 1/4"=1'-0"
24. Stair Details @ 1/4"=1'-0"
25. Elevator Elevations @ 1/4"=1'-0"
26. Reflected Ceiling Plan - 3rd-5th Floor (Columbus Avenue)
27. Reflected Ceiling Plan - 3rd and 3rd Floors (Tremont Street)
28. Roof Plan (Columbus Avenue) @ 1/4"=1'-0"
29. Roof Plan (Tremont Street) @ 1/4"=1'-0"

Architectural and Structural Details - Supplemental sheets 1-16 and SK-I-SK-II

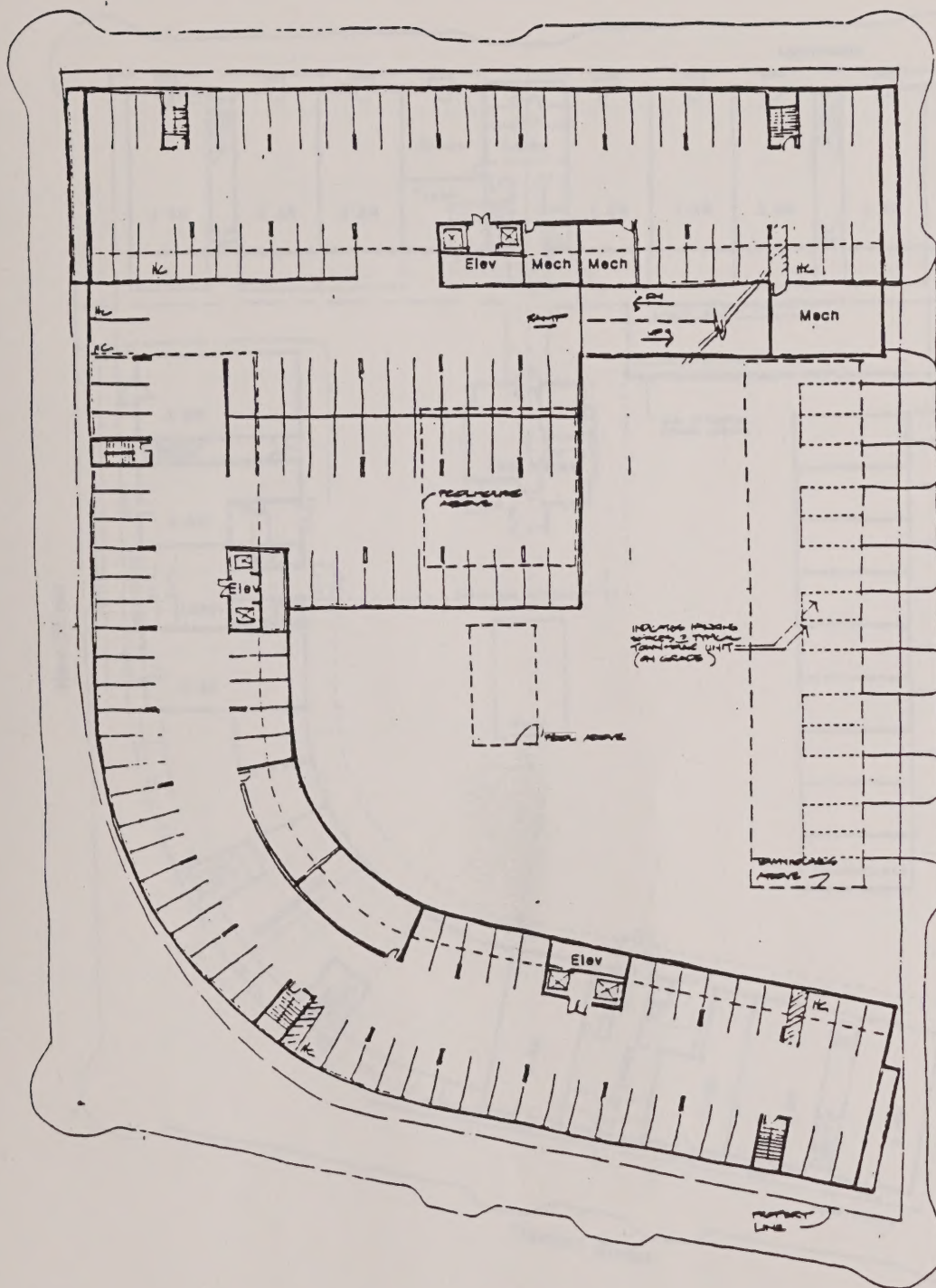


D · O · U · G · L · A · S · S P · L · A · Z · A

DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

7 May 1987



PARKING COUNT

103 Regular Spaces
 37 Compact Spaces (2
 5 Handicapped Spaces

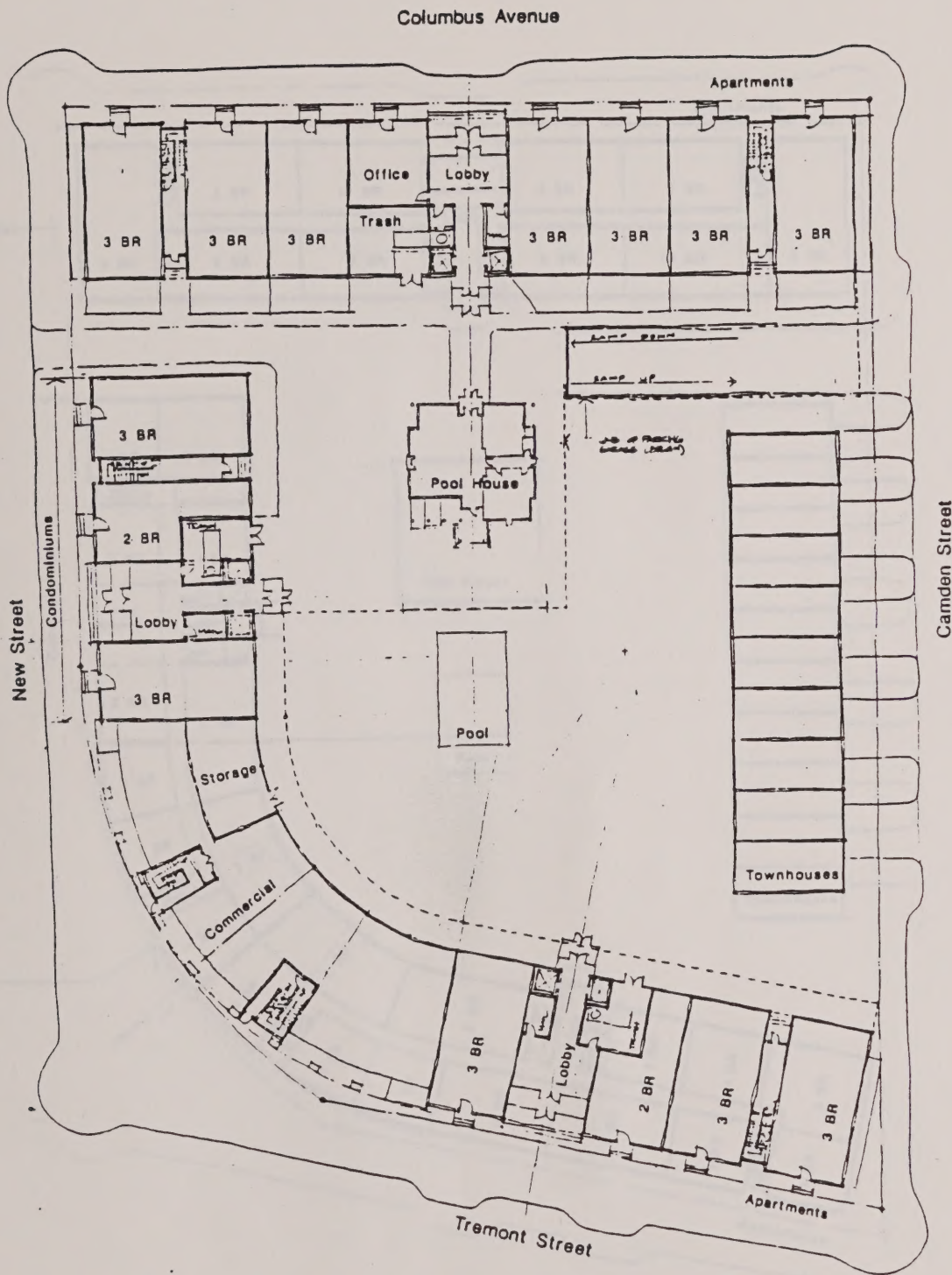
148 Garage Spaces

10 (Townhouse Units)
 150 Total Spaces

D · O · U · G · L · A · S · S P · L · A · Z · A

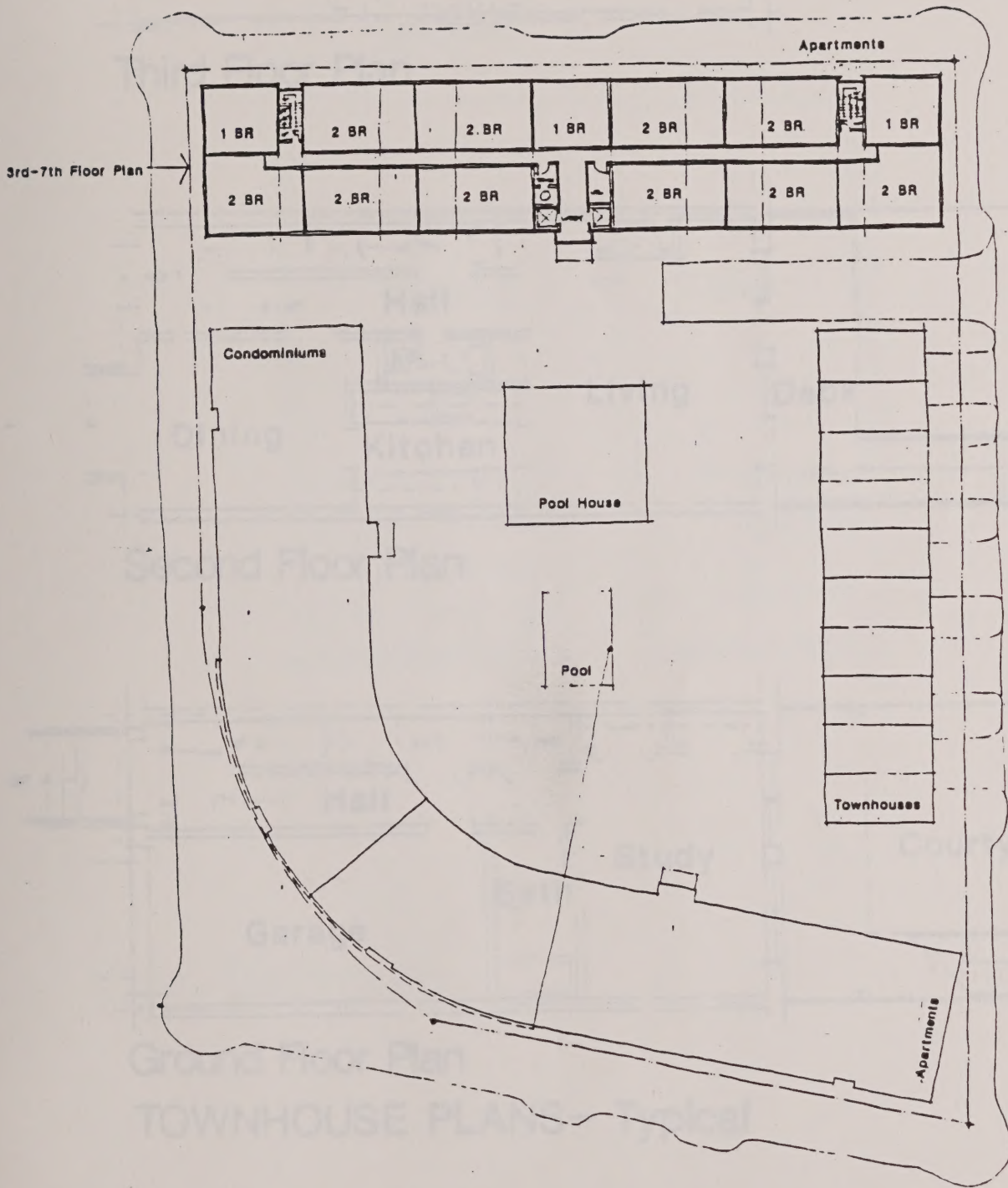
DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects



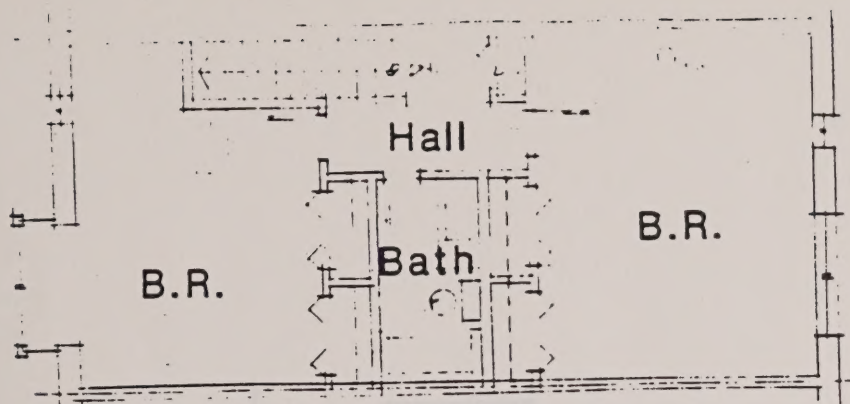
First Floor Plan
DOUGLASS PLAZA

DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD Inc ARCHITECTS

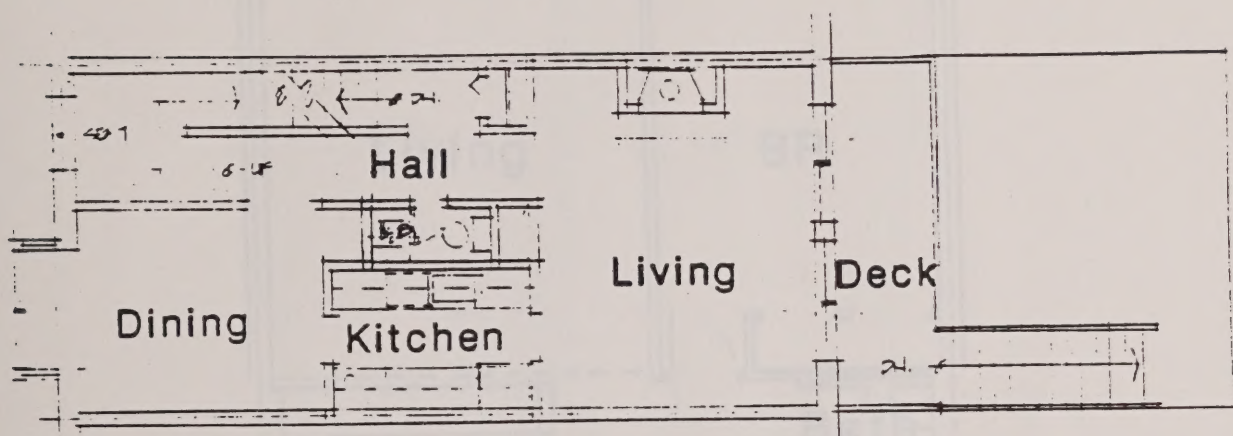


Third-Seventh Floor Plan
DOUGLASS PLAZA

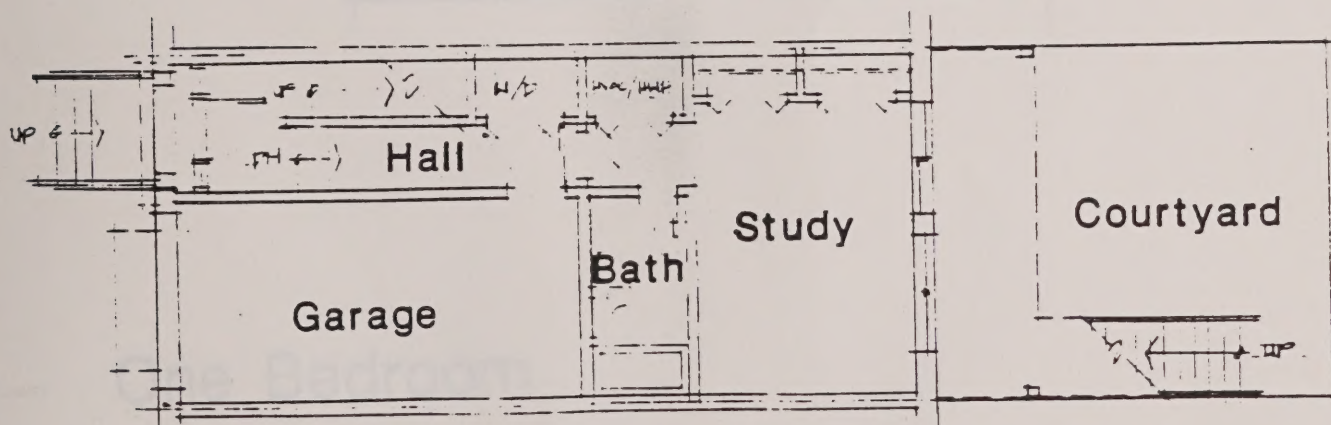
DOUGLASS PLAZA ASSOCIATES-DEVELOPER
ADD Inc ARCHITECTS



Third Floor Plan



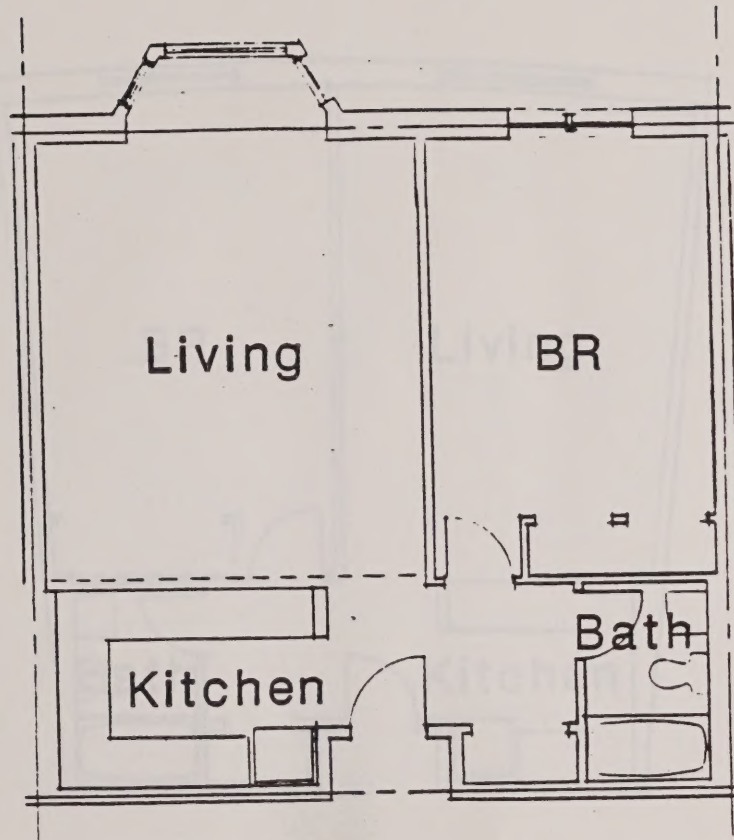
Second Floor Plan



Ground Floor Plan

TOWNHOUSE PLANS- Typical

D · O · U · G · L · A · S · S
P · L · A · Z · A



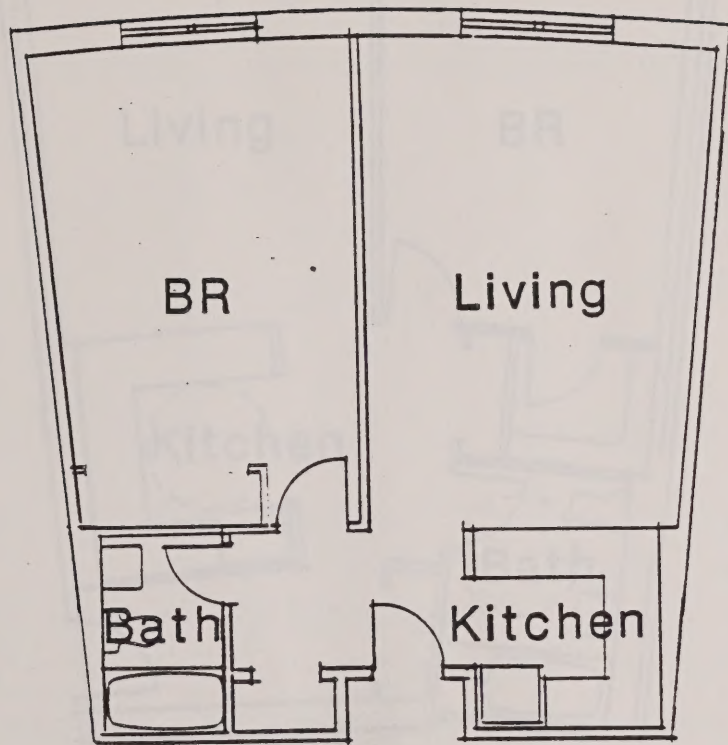
One Bedroom

D · O · U · G · L · A · S · S
P · L · A · Z · A

DOUGLASSPLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

7 May 1987



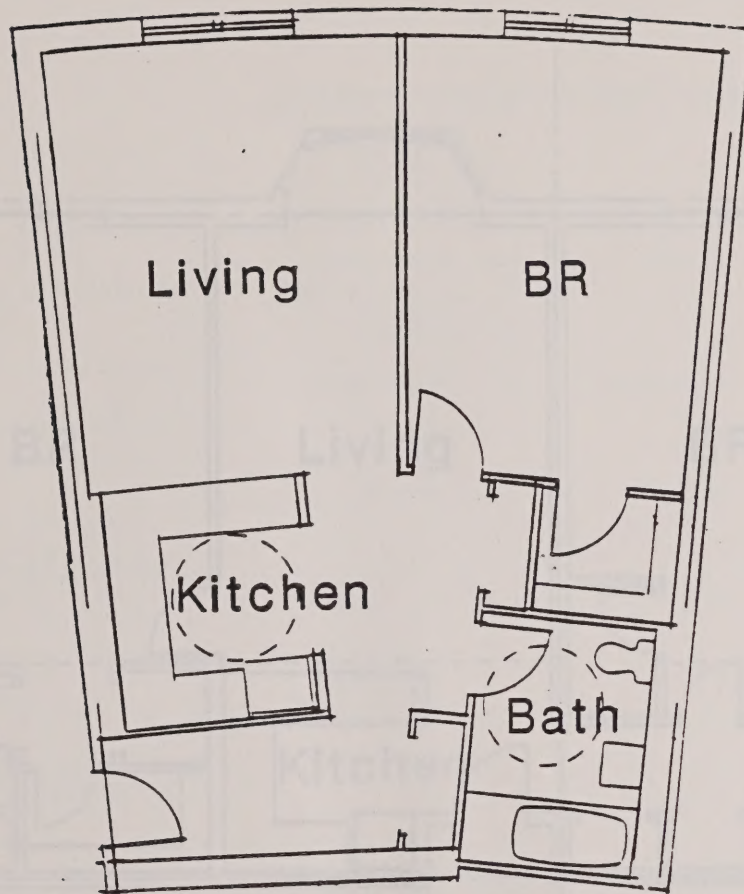
One Bedroom Handicap

D · O · U · G · L · A · S · S
P · L · A · Z · A

DOUGLASS PLAZA ASSOCIATES-DEVELOPER

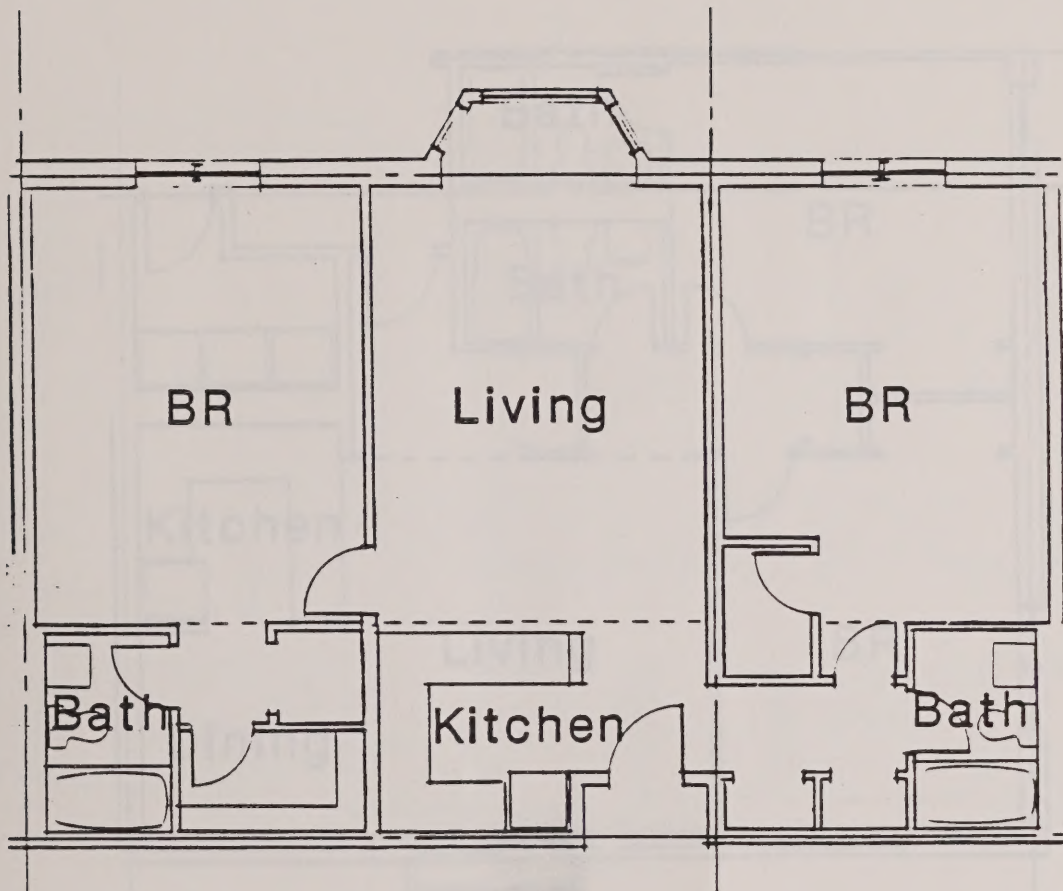
ADD Inc Architects

7 May 1987



One Bedroom Handicap

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P · L · A · Z · A



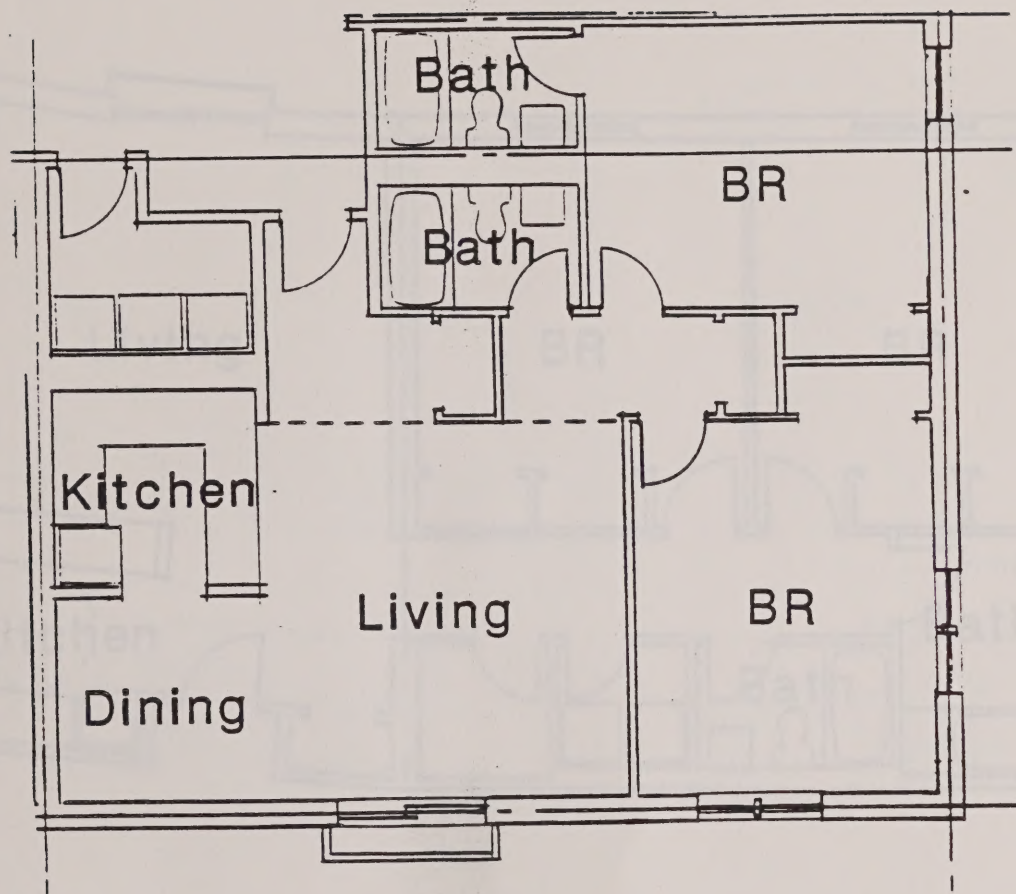
Two Bedroom

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DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

7 May 1987



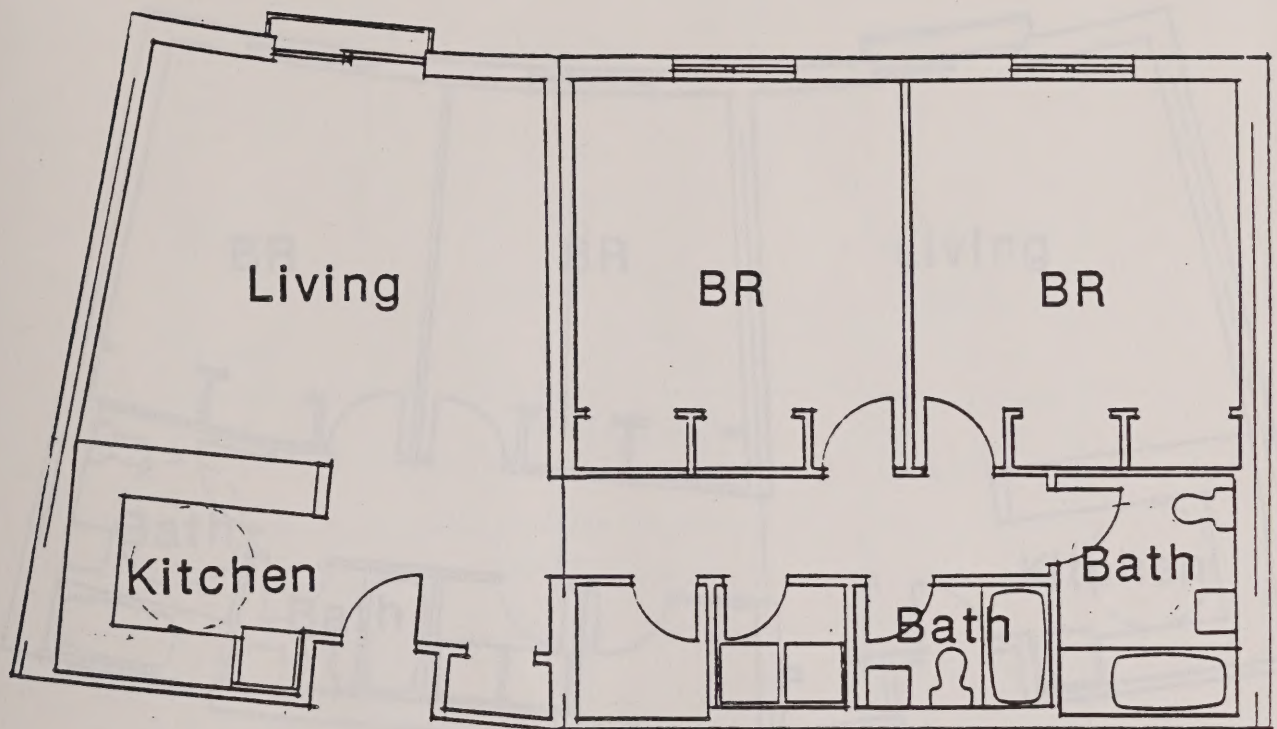
Two Bedroom

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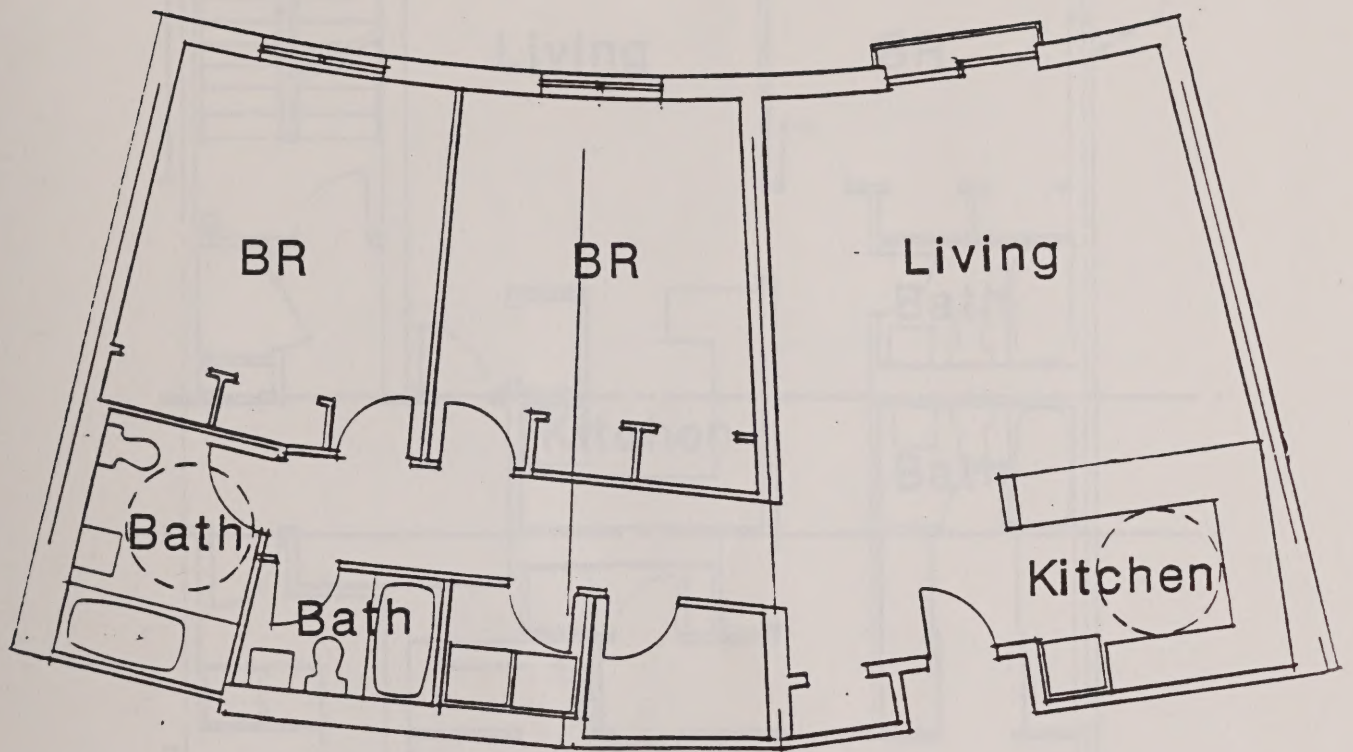
Two Bedroom Handicap

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ADD Inc Architects

7 May 1987



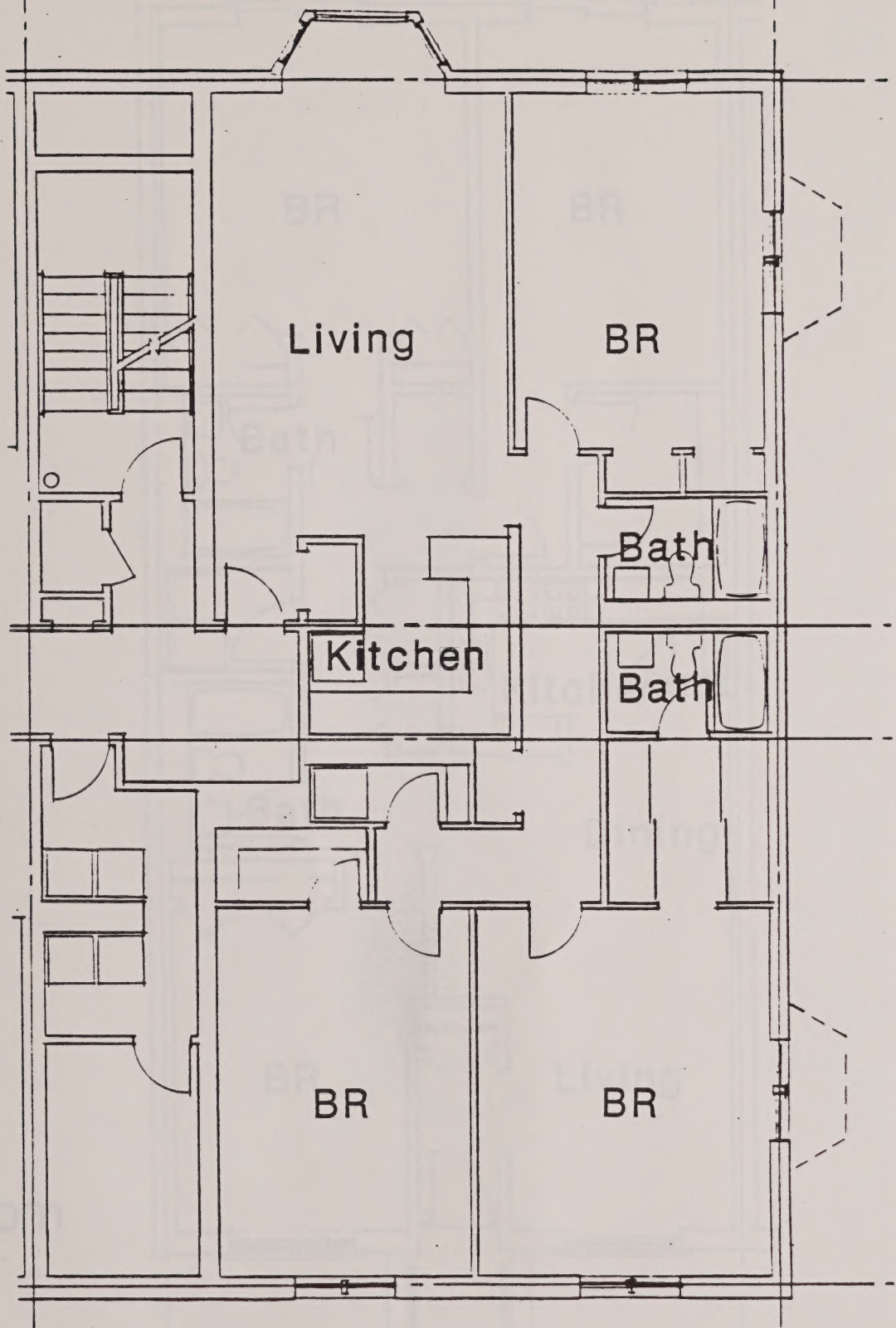
Two Bedroom Handicap

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DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

7 May 1987



Three Bedroom

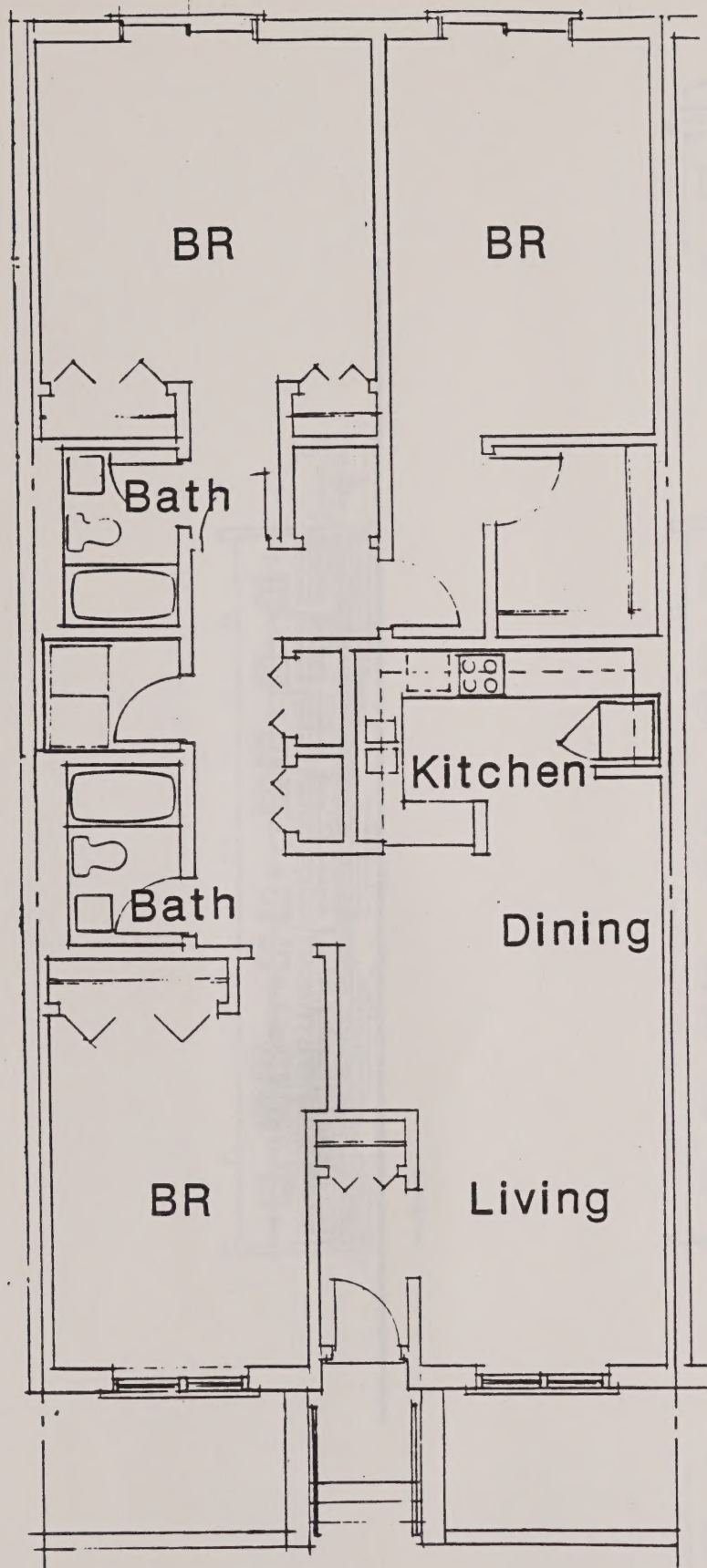
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P · L · A · Z · A

DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

7 May 1987

Three
Bedroom

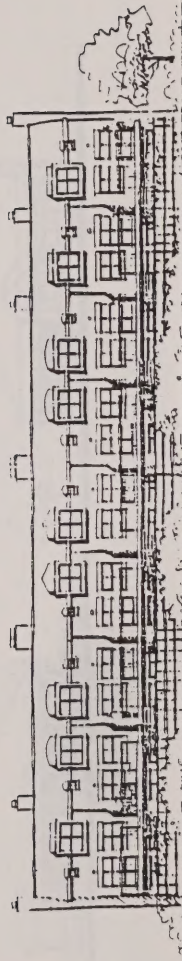


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P · L · A · Z · A

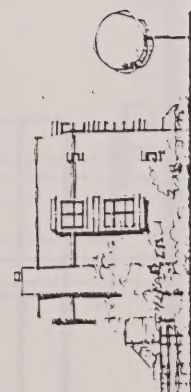
DOUGLASS PLAZA ASSOCIATES-DEVELOPER

ADD Inc Architects

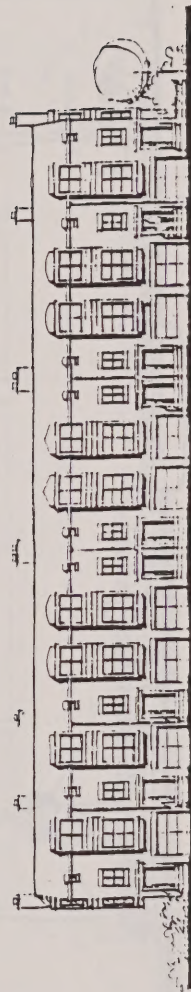
7 May 1987



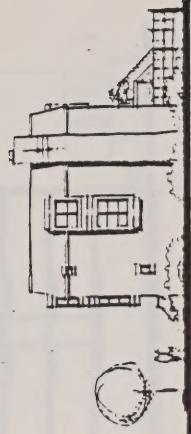
Rear Elevation



Side Elevation

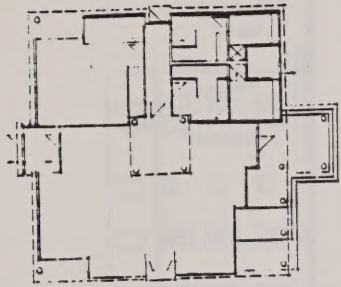


Camden Street Elevation Front

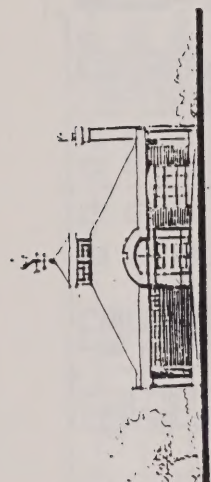


Side Elevation

DOUGLASS PLAZA



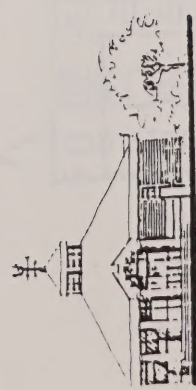
Floor Plan
CLUBHOUSE



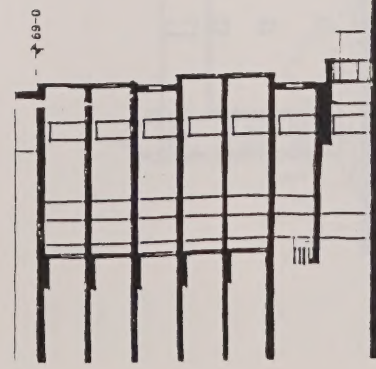
Southeast Elevation



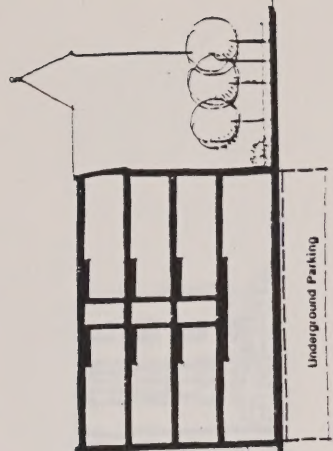
Northeast Elevation



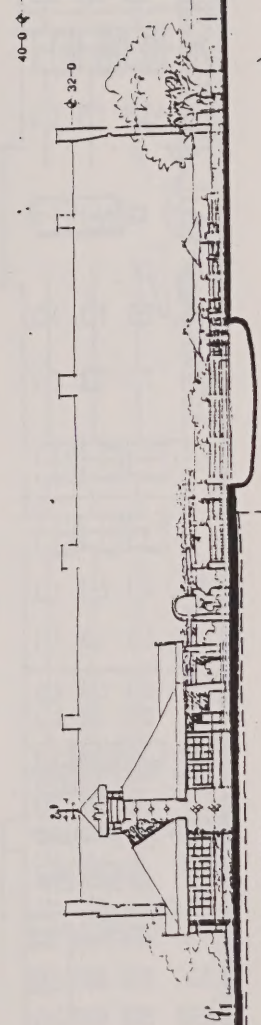
Northwest Elevation
CLUBHOUSE



Section Thru Columbus Ave. Building

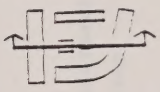


Section Thru Tremont St. Building

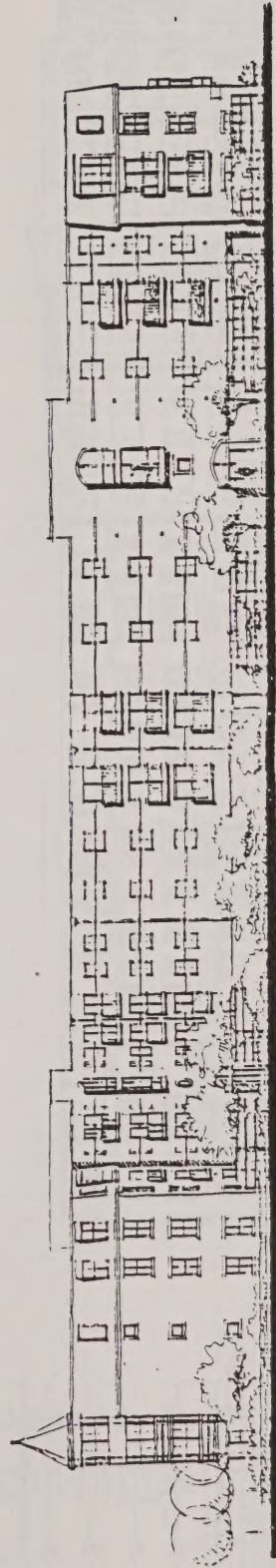
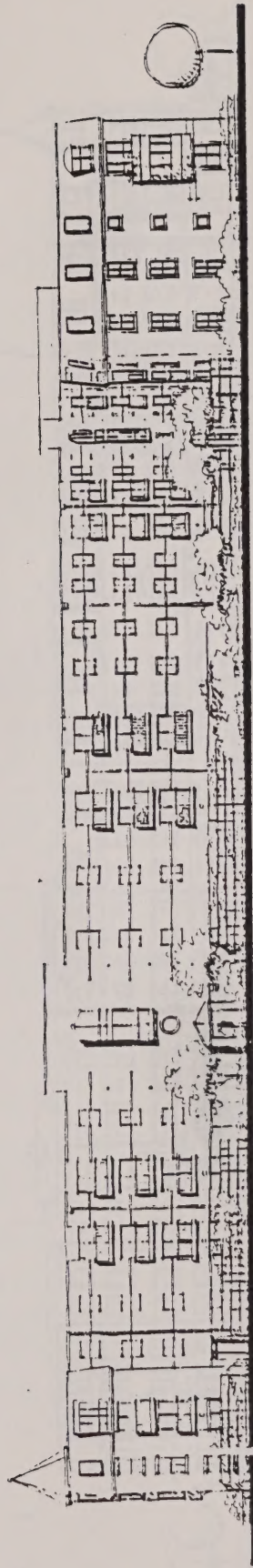


Underground Parking
Clubhouse

Camden St. Townhouses Beyond



DOUGLASS PLAZA

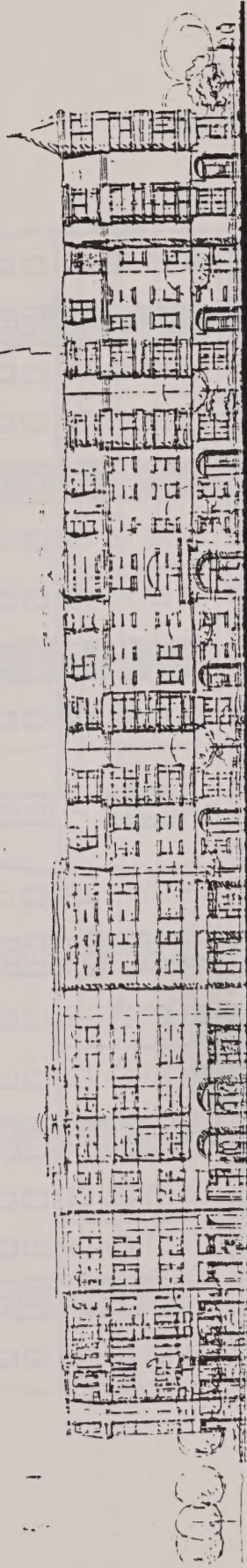


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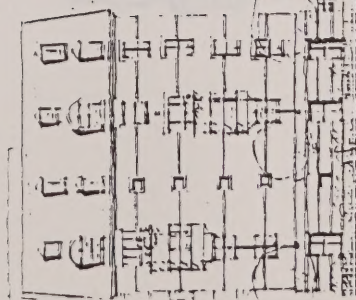
DOUGLASS PLAZA ASSOCIATES-DEVELOPER

AJO Inc. Architects

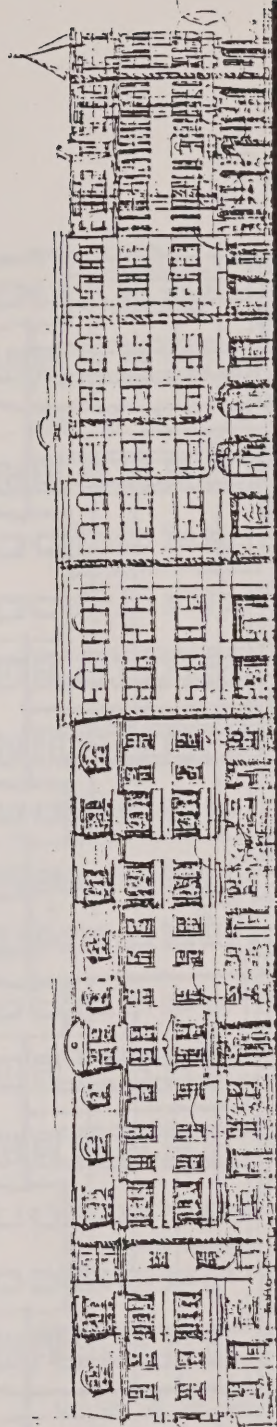
1991, 1992



11000 Street View



11000 Street View

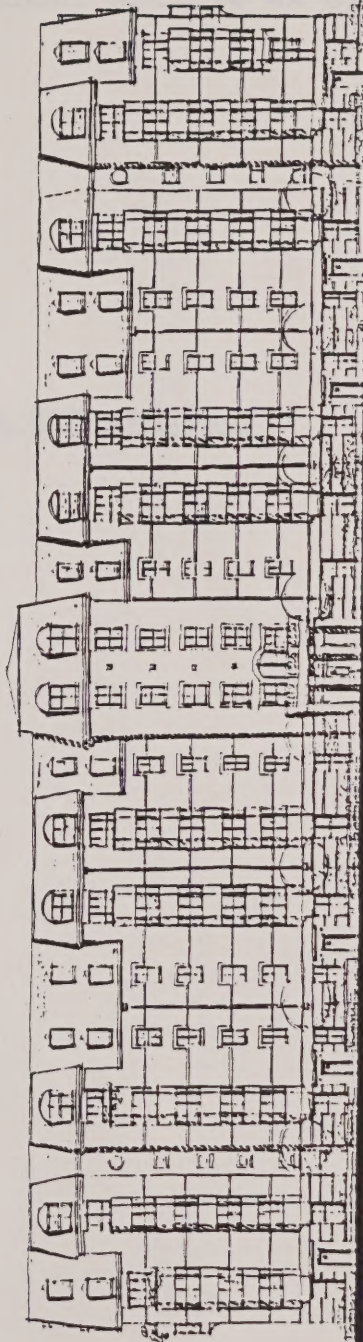
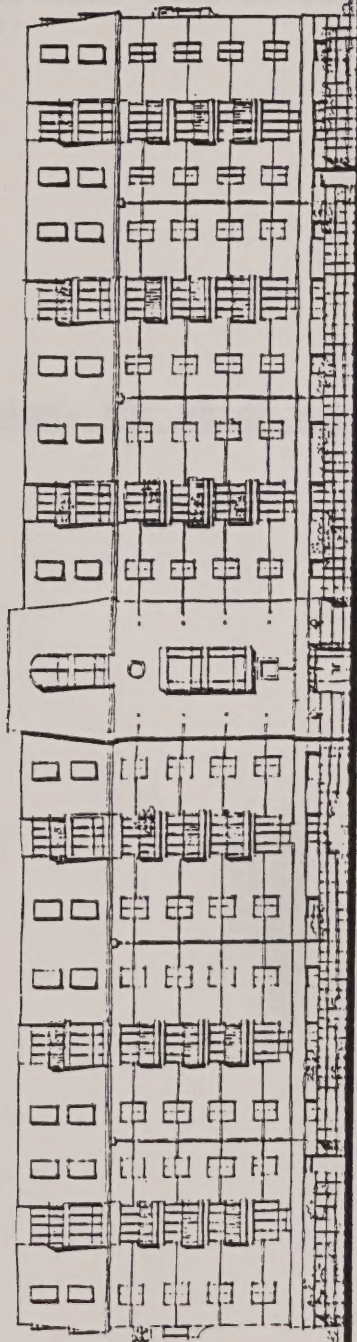


DOUGLASS PLAZA

DOUGLASS PLACE ASSOCIATES

ARCHITECTS

1997



Columbus Avenue

DOUGLASS PLAZA

DOUGLASS PLACE ASSOCIATES-DEVELOPER
ADD INC ARCHT

EXHIBIT IV

The following exceptions will be required under Article 6A of the Boston Zoning Code:

Conditional Uses

Section 8-7

Use Item No. 7

29

59

71

83

85

Dimensional Variations for which exceptions are required:

Article 15

16

18

21

23

DOUGLASS PLAZA

GSF

Tremont	49,950
New	42,990
Columbus	113,400
Camden	19,440
Community Building	2,500
Commercial	7,000
Storage	<u>1,575</u>
	236,855

$$\text{FAR} = \frac{236,855}{97,955 \text{ (lot sq.ft.)}} = 2.417998$$

<u>Dimensions</u>	Length	x	Depth	x	Height
Columbus	270		60		69
Tremont	227.5		60		40
New Street	138		60		40
Camden	163		40		32
Community Building	50		50		26

Unit Breakdowns

	1BR.	2BR	3BR	
Building				
Columbus	15	58	9	= 82
Tremont	20 + Super. Unit	16	3	= 40
New Street	15	16	2	= 33
Camden	-	-	9	= 9
Community	-	-	-	= <u>0</u>
				164